

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5305

AN ORDINANCE approving the rezone application of The Seneca Real Estate Group, Inc. and OC Real Estate Management to allow for additional uses to those granted by the 1989 Concomitant Agreement No. 14463 adopted by Ordinance No. 4010.

WHEREAS, on September 8, 2000, an application was filed seeking a series of changes to the Concomitant Agreement to allow for additional uses on Lot 5 of the Sunset Ridge Corporate Campus; and

WHEREAS, public notice of the request was published on October 12, 2000, and the request was considered at a public meeting on October 18, 2000; and

WHEREAS, a public hearing was held before the Hearing Examiner for the City of Bellevue on May 17, 2001 pursuant to notice required by law; and

WHEREAS, on May 30, 2001, the Hearing Examiner recommended approval of the rezone application with conditions, and made and entered findings of fact and conclusions thereon in support of that recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner and has determined that the public use and interest will be served by approving the rezone application to allow for additional uses on Lot 5 of the Sunset Ridge Corporate Campus; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions base thereon, made an entered by the Hearing Examiner in support of his recommendation to the City Council to approve the rezone application to allow for additional uses of Lot 5 of the Sunset Ridge Corporate Campus to those granted by the 1989 Concomitant Agreement No. 14463 adopted by Ordinance No. 4010.

Section 2. This rezone shall be subject to the following conditions:

A. Condition No. 1 of Ordinance No. 4010 shall be revised to read as follows:

With the exception of the 164-room hotel proposed for Lot 5 of the Sunset Ridge Corporate Campus, as legally described in that certain Binding Site Plan recorded in King County, Washington in Volume 154 of Plats, Pages 77-80 under King County Recording No. 9012180243, which legal description is fully incorporated by this reference, development of office, ancillary retail, restaurant and other such uses on the OLB zoned portion of the site (the southern 44.67 acres of the property) shall not exceed 750,000 gross square feet and in

no case shall the combination of uses on the OLB portion of the property generate peak p.m. trips exceeding the number of trips generated by 750,000 square feet of Office Space.

B. Development of Lot 5 of the Sunset Ridge Corporate Campus is limited to a hotel of 164 guest rooms and related services.

C. Prior to issuance of a building permit for the hotel, a revised Binding Site Plan and a Design Review application shall be submitted to the City for review and approval. Design Review will include modification of the previously approved Master Plan and the review of the hotel site and building design to insure compatibility with the adjoining office buildings and take into consideration the possible future construction of a Sound Transit access ramp onto I-90 from the expanded park and ride lot.

Section 3. This Ordinance shall take force and be in effect five days after its passage and legal publication.

Passed by the City Council this 16th day of July, 2001, and signed in authentication of its passage this 16th day of July, 2001.

(SEAL)

Chuck Mosher, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Lori M. Riordan, Assistant City Attorney

Attest:

Myrna L. Basich, City Clerk

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